



King County

Department of Permitting and Environmental Review

State Environmental Policy Act (SEPA)

**Mitigated Determination of Non-Significance (MDNS)
(CORRECTED)**

For

LDS Morningside Farm Church Camp L03CU006

Date of Issuance: November 26, 2012

Project: Request for a Conditional Use Permit (CUP) to operate a private religious, recreational facility within selected portions of a 100 acre former ranch site (see revised site plan dated June 15, 2012, Attachment A, and supplemental information dated July 27, 2012, Attachment B). The proposed project has been reduced in scope from the applicant's original 2003 development plan and currently reflects essentially phase I of said plan. The proposal intends to utilize the existing structures on the site with limited new construction to include "rustic camp" sites and water storage tank. The anticipated number of campers will typically include 150 youth and 20 adults. At full capacity the site may host up to 234 people. The anticipated number of staff for each session would include up to 40 adults. The proposed church camp would provide a venue for religious education and a wide variety of passive and active recreational opportunities.

Location: The Morningside Farm site lies at the south end of Vashon Island
Property Address: 29314 129th Avenue SW, Vashon

King County Permit: L03CU006 Conditional Use Permit (CUP)

Permit Project Manager: Mark Mitchell, PPM III, Telephone No.: 206-477-0320
E-mail: mark.mitchell@kingcounty.gov

Proponent: Church of Jesus Christ of Latter-Day Saints
Jonathan Katz, Multi-Stake Recreational Properties Director
Puget Sound/Central Washington
5391 Par Fore Drive SE
Port Orchard, WA 98347
360-871-6378

Zoning: RA-10-SO, RA-2.5-SO, Rural Area with Standard District Overlay
(ground water protection)

Land Use: Rural

Community Plan: Vashon

Drainage Subbasin: Duwamish-Green: WRIA 9

Section/Township/Range: NW 1-21-3

MAIN FILE COPY

Notes:

A. This finding is based on review of the revised project site plan dated June 15, 2012, revised environmental checklist received November 11, 2011, and supplemental information dated July 27, 2012, as well as various studies and environmental documents in the file (geotechnical, surface and subsurface drainage, traffic, wildlife habitat, wetlands, water and sanitation systems, noise, soil contamination analysis and clean up action plan, et.al.).

B. Sufficient information has been provided to the record in order to render a Mitigated Determination of Non Significance (MDNS) regarding the proposed projects impacts to the natural and built environment. Inherent in the subject MDNS determination is that existing County, State, and Federal laws and regulations are adequate to mitigate/condition impacts resulting from the redevelopment of the subject property.

C. During the SEPA public review period, considerable comments were received from both citizens in support of the project as well as those in opposition. Supporters of the proposal viewed the church camp as a welcome amenity with socially positive influences for the participants and the community. Those who viewed the project in a negative light expressed concerns as to the proposals size and scope relative to the existing rural character and limited utilities and services within the immediate project area. Of principle concern was the projects potential impacts on the areas fragile ground water aquifer and the effects that a project of this intensity would have on the sustainability of group and individual water supplies as a function of water quality and quantity. Additional objections centered on the operational impacts of the camp relative to traffic and circulation, ferry access and capacity, noise and dust migration, light and glare, trespassing, and potential decline of property values.

D. The southerly portion of Vashon Island, inclusive of the subject property, lies within the primary soil contamination plume of the now defunct Tacoma Smelter. Soil testing on the site revealed that the subject property is impacted by the presence of arsenic and lead. In recognition of the potential health hazards that the contamination may have on the welfare of campers and staff, the applicant has entered into a voluntary clean up program under the auspices of the Washington State Department of Ecology (WSDOE). A methodology and action plan has been developed to address said contamination issue. This plan has been given the authorization to proceed by the WSDOE. Successful implementation of this clean-up plan should be a prerequisite to the commencement of church camp operations.

E. The availability of water for the original project proposal was a contentious issue during the aforementioned public comment period. With reference to Attachment C, the applicant has supplemented prior ground water information with an updated analysis of water resources and the potential for impairment to other ground water users. Said document concludes that water quality and quantity for the revised project proposal is functionally and legally available and that such withdrawals will have a negligible effect on other ground water wells in the general area.

F. Issuance of this SEPA MDNS determination does NOT constitute approval of the requested permit. This proposal will be further reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire and Building Codes, King County Road Standards, Surface Water Design Manual, and the critical area and grading regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment, provided that mitigation measure listed below is implemented.

This finding is made pursuant to RCW 43.21C, KCC 20.44, and WAC 197-11 after reviewing the environmental checklist and other information on file with the Department and considering mitigation measures which this agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Mitigation

The following mitigation measure shall be attached as a condition of permit issuance. These mitigation measures are consistent with policies, plans, rules, or regulations designated by KCC 20.44.080 as a basis for the exercise of substantive authority and in effect when this threshold determination is issued. Key sources of substantive authority for mitigation measures include the King County Comprehensive Plan policies for protection and regulation of rural areas and natural resources.

1. Prior to the issuance of any Building/Occupancy Permits, the applicant shall fully implement "Phase I" of the voluntary soil contamination cleanup plan (as conceptually depicted within figure 5A, dated July 13, 2012, Attachment D:) that has been reviewed and accepted by the Washington State Department of Ecology. Upon completion of the remedial work, the applicant shall secure a letter of "No further action required" or similar such acknowledgement, from WSDOE, that the site has been satisfactorily rehabilitated.

The Department has determined that the requirements for project analysis and environmental protection have been sufficiently addressed. The mitigation measure contained herein, together with the development regulations and comprehensive plan provisions adopted under chapter 36.70A RCW, as well as other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158, are adequate to provide environmental safeguards. .

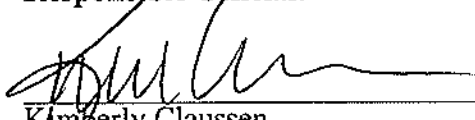
Comments and Appeals

This decision may be appealed in writing to the King County Hearing Examiner. A notice and statement of appeal must be filed with the Department of Permitting and Environmental Review (DPER) at the address listed below **prior to 4:00 p.m. on, December 20, 2012**, and must be accompanied with a filing fee of \$250.00 payable to the King County Office of Finance.

Information about the project is available from the project manager listed above. The application, permit studies, and environmental documents may be reviewed at the address listed below.

**Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266**

Responsible Official:



Kimberly Claussen
SEPA Responsible Official
Department of Permitting and Environmental Review

11-26-12
Date

NO CORRECTIONS TO ATTACHMENTS, SEE ORIGINAL 11/21/12 MAILING

Attachment A – Revised site plan dated 6/15/2012

Attachment B- Supplemental project information, dated July 27, 2012

Attachment C- Supplemental groundwater information, dated June 12, 2012

Attachment D- Site plan, figure 5A, phase I contamination clean-up plan



King County
Department of Permitting
and Environmental Review
 35030 SE Douglas St., Suite 210
 Snoqualmie, WA 98065-9266
 206-296-6600 TTY Relay: 711

**CORRECTED Notice of
 Environmental Threshold
 Determination**

(TYPE 2)

File No.: **L03CU006**

File Name: **Morningside Farm LDS Church Camp**

Applicant: **Church of Jesus Christ of Latter-Day Saints**
Jonathan Katz, Multi-Stake Recreational Properties Director
5391 Par Fore Drive SE
Port Orchard, WA 98347

CORRECTION: SEPA Determination based upon Environmental Checklist received November 11, 2011

SEPA Threshold Determination: **Mitigated Determination of Non-Significance (MDNS)**

Date of Re-issued SEPA Determination: **November 26, 2012**

Project Location: **29314 129th Street SW Vashon Island**

Project Description: **CUP to operate a private religious, recreational facility within selected portions of a 100 acre former farm/ ranch. The proposed church camp would provide a venue for religious education and a wide variety of active and passive recreational opportunities.**

Permit Requested: **Conditional Use Permit (CUP)**

Permit Project Manager: **Mark Mitchell, PPMIII**
 Telephone No.: **204-477-0320**
 E-mail: **mark.mitchell@kingcounty.gov**

Revised Appeal Deadline: **December 20, 2012**
 (Note: appeal deadline has been extended from December 17, 2012)

Comment and Appeal Procedure:

Comments on this proposal are welcome. You also have the right to appeal this decision and/or determination in writing to the King County Hearing Examiner. In order to appeal, a party must file:

1. A notice of appeal and a \$250.00 non-refundable filing fee (payable to the King County Office of Finance) must be received in our office by **4:00 p.m. on December 20, 2012**. The notice of appeal must include the decision and/or determination being appealed.
2. A statement of appeal must be received in our offices by **4:00 p.m. on December 20, 2012**, which includes:
 - A. The errors contained in that decision and/or determination;
 - B. Specific reasons why the decision and/or determination should be reversed or modified.
 - C. The harm suffered or anticipated by the party; and
 - D. The relief sought.

Appeals must be submitted to the Department of Permitting and Environmental Review at the following address:

Department of Permitting and Environmental Review
Attn: Permit Center
35030 SE Douglas St, Suite 210
Snoqualmie, WA 98065-9266

The scope of an appeal shall be based on matters or issues raised in the Statement of Appeal. Failure to timely file a Notice of Appeal, appeal fee or Statement of Appeal, deprives the Hearing Examiner of jurisdiction to consider the appeal. The Hearing Examiner does not have the authority to extend the time period unless the Division is not open on the specified date, in which event delivery prior to 4:30 p.m. on the next business day is sufficient to meet the filing requirement.

Date of Mailing: November 26, 2012

If you have any questions regarding the appeal procedures, please contact the Project Manager at the phone number listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

King County has made a decision on an application for a development proposal on property at the address listed above. You are receiving notice of this decision because our records indicate that you own property within approximately 500 feet or because you requested to receive notice of the decision.